

**Community Preservation Committee
Meeting Minutes
January 16, 2018
7:30pm**

Town Manager's Conference Room, Town Hall Annex

In attendance were: Eric Helmuth
Andrew Bengtson
Eugene Benson
Leslie Mayer
Chuck Tirone
Richard Murray

Not in attendance: Ann Woodward
JoAnn Robinson
Amy Fidalgo, Management Analyst

Also in attendance: Jim Feeney, Assistant Town Manager

- 1. Review/Approval of Minutes:** Eric Helmuth called the meeting to order. Mr. Helmuth noted the minutes were not distributed prior to the meeting and offered the Committee time to review prior to discussion. Minor administrative edits were suggested in sections 3, 4c, 4d and 4f. Eugene Benson moved to approve the minutes of December 21, 2017 as amended. Richard Murray seconded. All voted in favor, with Richard Murray abstaining.
- 2. FY19 CPA project application update:**
 - a. Hardy Elementary Playground Study: Chuck Tirone expressed concern that this project may not be able to be funded unless there is a restriction in place on the property. The committee discussed if this would be necessary if a CPA grant was used for a recreational needs study, but not for construction. The Committee was unsure whether the School Committee would be in favor of placing a restriction on the grounds. Eugene Benson commented that there should be a condition so that if the study leads to construction, the playground will be made open to the public during non-school hours. Richard Murray indicated the Committee should seek a legal opinion. Chuck Tirone offered that the decision will in part be about the Committee's policy as well. Leslie Mayer likened this situation to the A-Pool application where the study could not be funded because the project was ultimately not an allowed CPA use. Andrew Bengtson drew a parallel between this project and the Mill Brook Linear Park Pilot study, where money was granted to study feasibility for potential improvements to land not owned by the Town. Eugene commented this could be the only opportunity to ask for any restrictions or conditions because there may not be another CPA application. Eric Helmuth stated he believes where the money comes from to build the playground is an important distinction. Eric agreed to confer with the Community Preservation Coalition for precedent and seek opinion from Town Counsel as necessary. The Committee noted this is an important decision because there may be application regarding other school playground properties in the future.
 - b. Arlington Reservoir Design and Engineering and Phase 1 Construction: Eric Helmuth reported the Park and Recreation Commission and Jon Marshall have been working with

the Capital Planning Committee to establish a funding plan for the project. Eric detailed that the Capital Planning Committee may seek Town Meeting approval for a \$2 million dollar bond in FY20. Eric informed the Committee that Clarissa Rowe reached out to the Town of Lexington about the Reservoir project, including the pilot trail project, and received an indication of early interest in contributing a token amount of funding for Phase 1 as well as a willingness to discuss the larger project moving forward. Chuck Tirone asked if this was CPA dollars, and Eric answered that it likely would be. Chuck also asked if a stormceptor could be considered for the storm drain. Leslie Mayer answered this could be considered in Phase II. Andrew Bengtson remarked the LexFarm was purchased with CPA funds. Chuck stated the farm's runoff contributes to invasives in the pond. Andrew believes partnership between the CPA committees could lead to additional discussions and future work.

- c. Restoration of Jason Russell House: No updates to report.
- d. Preservation of Exterior Envelope of Old Schwamb Mill: Eric Helmuth reported that JoAnn Robinson is in the process of preparing a report.
- e. Housing Corporation of Arlington – Downing Square/Broadway: Eric Helmuth shared that Ann Woodward has followed up with Pam Hallett, who confirmed the two missing budget pages were intended to be left blank at this time until more information is available. HCA has been invited to make the full One Stop Application for tax credits, which is due in February. Andrew Bengtson asked if there has been any discussion about exactly how much CPA funding the project needs, and noted that if some lesser amount was awarded that HCA could apply at a later date for remainder of funds. Richard Murray questioned if the Committee expects future requests for affordable housing. Eric Helmuth believes this may be the last request for this project, but noted there will likely be other HCA projects in the future.
- f. Mill Brook Linear Park Pilot: Leslie Mayer stated she met with Lela Shepherd, Nat Strosberg and Amber Christofferson. Leslie reported the project is currently 6-8 months behind schedule due to delays in award notification, and the execution of grants and contracts. The project consultant is now on board and they are starting to advertise the public input session. The project team will be conducting broad outreach to condo trustees, condo residents, as well as adjacent businesses. Informal preliminary discussions with condo representatives have been favorable. There is no real risk to the plans for this project aging in the event of a delay, but the project team believes a delay could put project momentum at risk. They hope to proceed from planning right into design. The Committee discussed that the \$112,000 request amount may be too low since much of the planning work has not been completed, and permit fees have not been calculated. Eric Helmuth questioned who would shoulder the risk if the ask is in fact too low. Andrew Bengtson stated there is the possibility they could apply for funding in the fall. The Committee discussed the process the Conservation Commission underwent for the Spy Pond project. Eugene Benson suggested the Committee might consider the status of the public participation process when determining if a project is ready for the next phase, in addition to the capacity of an organization.

3. **FY19 CPA budget planning:** Eric Helmuth distributed a table for planning purposes containing tentative cost projections for current CPA application, potential future CPA applications, and CPA-eligible projects in the Capital Plan. Eric pointed out this was preliminary, and based on assumptions, but shows the Committee would need to spend from its reserves to fully fund all requests this year. Chuck Tirone mentioned the Conservation Commission has been investigating issues with the McClennen Park detention basin, and this may lead to a request for CPA funds in FY20.
4. **Consultations with Finance Committee and other Town bodies:** Eric Helmuth reported he has reached out to the Finance Committee and Capital Planning Committee. The Capital Planning Committee will send one or more members to the public presentations. Eric stated he will also be reaching out to Chair of the Board of Selectmen Joe Curro.
5. **Meeting schedule:** Eric Helmuth reviewed the upcoming presentation schedule with the Committee. Eric also noted the Committee will need to meet again following the presentations to make decisions.
6. **Other business:** Eric Helmuth distributed draft warrant article language for the Committee to review, noting it was the same place holder language used in prior years. Eugene Benson motioned to submit the warrant article. Richard Murray seconded. All voted in favor.

Richard Murray motioned to adjourn the meeting at 9:02pm. Andrew Bengtson seconded. All voted in favor.